

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

**P.A.S.:** Stone Ridge Estates **DATE:** November 14, 2001  
Change of Zone #3330 (AG to R-3)  
Preliminary Plat #01010  
Special Permit #1946

**PROPOSAL:** Change of Zone #3330 Changes the zoning on 117.03 acres northwest of the intersection of South 27<sup>th</sup> Street and Yankee Hill Road from AG to R-3.

Preliminary Plat #01010 Creates 352 lots in 17 blocks with five outlots.

Special Permit #1946 A Community Unit Plan for ten single-family attached units on ten lots.

### **WAIVER REQUESTS:**

Preliminary Plat Waiver of curb and gutter along South 27<sup>th</sup> Street and Yankee Hill Road.

**LAND AREA:** Preliminary Plat: Approximately 117.03 acres.  
Special Permit: Approximately 2.64 acres.

**CONCLUSION:** The change of zone and special permit conform to the Land Use Plan and the Comprehensive Plan and the Zoning Ordinance.

The preliminary plat requires minor revisions to comply with design standards and be consistent with Title 26 (Land Subdivision).

<b>RECOMMENDATION:</b>	<b>Change of Zone #3330:</b>	Approval
	<b>Preliminary Plat #01010:</b>	Conditional Approval
	<b>Special Permit #1946:</b>	Conditional Approval

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:**

**Change of Zone #3330 (AG to R-3):** (See attached legal description for Preliminary Plat)

**Preliminary Plat:** (See attached legal description)

**Special Permit #1946:** (See attached legal description)

**LOCATION:** Northwest of the intersection of South 27<sup>th</sup> Street and Yankee Hill Road.

**APPLICANT:** Ridge Development Company  
2001 Pine Lake Road Suite 100  
Lincoln, NE 68542

**OWNERS:** Ridge Development Company & Southview, Inc.  
2001 Pine Lake Road Suite 100  
Lincoln, NE 68542

**CONTACT:** Mark Palmer, PE  
Olsson Associates  
1111 Lincoln Mall  
Lincoln, NE 68508

**EXISTING ZONING:** AG Agricultural

**EXISTING LAND USE:** Undeveloped land used for agricultural crop production with a farmstead located in the northeast corner of the site.

**SURROUNDING LAND USE AND ZONING:**

North:	AG	Crop Production
South:	R-3	Single-family Residential
East:	R-3, B-2	Single-family Residential, Undeveloped Land
West:	R-3, AG	Single-family Residential

**HISTORY:**

July, 2001 - The land within this preliminary plat was included in Annexation #01004 which annexed approximately 259 acres northwest of South 27<sup>th</sup> Street and Pine Lake Road.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The Comprehensive Plan designates Urban Residential uses for this area.

The land shown within the preliminary plat is located within the Phase I area of the Anticipated Lincoln Service Limit and Phasing Plan. It states "Areas in Phase I designated for immediate development will be contiguous to existing development with some or most of the required infrastructure in place."

**UTILITIES:**

Water - Water is available to the site, and the proposed public water system shown on the plat is satisfactory. Fire hydrants along Katrina Lane are incorrectly spaced, and one additional hydrant is required southwest of South 24<sup>th</sup> Street.

Storm Sewer and Drainage - The pipe serving the K1 drainage area appears inadequate and should be designed for a 10-year storm event. A swale over the pipe is also required per design standards.

Sanitary Sewer - Properties within this drainage basin are to be charged a connection fee to connect to the sewer system per the Wilderness Ridge annexation agreement. The developer of this site was a member of the coalition that build the original sewer, however all the members of the coalition are not involved with this development. The City Attorney must determine whether this project is responsible for a connection fee, or if it is exempt from paying all or a portion of this fee prior to acceptance of this plat by City Council.

**STREETS:** Internal streets are consistent with design standards, and provide connections to adjacent properties to accommodate future development.

**TOPOGRAPHY:** The site consists of gently rolling hills where the elevation is generally falling across the site from north to south, and from the east and west edges towards the middle of the site down to a small drainage that extends through the site flowing from northeast to southwest.

**TRAFFIC ANALYSIS:** South 27<sup>th</sup> Street adjacent to this plat is not paved to urban standards per subdivision requirements. As development continues in this area, improvements to South 27<sup>th</sup> Street and Yankee Hill Road will be required.

Because the southeast corner of this property has been removed from this plat, the impact of development at that location cannot be assessed. However, commercial versus residential development at this corner would represent significantly greater impact on surrounding infrastructure, and additional right-of-way and paving widths may be required.

**ANALYSIS:**

**Change of Zone**

1. The Land Use Plan of the Comprehensive Plan designates this area as Urban Residential, and the proposed R-3 zoning is consistent with this designation
2. The proposed zoning conforms to the Comprehensive Plan.

**Preliminary Plat**

1. A narrow outlot (Outlot D) extends along the rear of the Lots 6-18 adjacent to South 27<sup>th</sup> Street to prevent double-frontage lots. This outlot extends into the development extending along the north side of Grainger Parkway to also prevent Lots 1-6 from becoming double-frontage lots. The width of this outlot adjacent to Lots 1-6 should be increased to provide additional separation from potential commercial development south of Grainger Parkway and allow for additional landscaping/green space at the primary entrance to the development. This expansion of Outlot D takes advantage of the curve in Granger Parkway and the excess depth of Lots 3-6 to provide an additional amenity without sacrificing any buildable lots.
2. The proposed layout of lots, blocks and streets complies with the Subdivision Ordinance. However, Brennan Court, Jake Drive, Tropp Drive and Alena Court are phonetically similar to existing streets and must be changed to eliminate the potential for confusion by emergency responders.
3. The 10' trail along Yankee Hill Road must be moved into the adjacent 16' wide pedestrian/trail easement. This will allow enough ROW to provide for an adequate landscaped area between the curb and trail.
4. Sign envelopes are shown on the plat. All signs must be installed in compliance with the Zoning Ordinance.
5. South 27<sup>th</sup> Street and Yankee Hill Road will be improved in the future, and adjacent development is required to participate in the costs. This plat should be responsible for 25% of the cost of improving those portions of South 27<sup>th</sup> Street and Yankee Hill Road that are adjacent to the plat to the suburban cross-section standard. A waiver to curb and gutter has been requested in conjunction with this preliminary plat. Provided the owner is willing to contribute 25% of the cost of improvements to South 27<sup>th</sup> Street and Yankee Hill Road, the waiver to curb and gutter is acceptable considering the planned street improvements in this area.

6. Yankee Hill Road is a Public Way Corridor, and as a result a 120' wide right-of-way is required, except within 1,000' of intersections like South 27<sup>th</sup> Street and Yankee Hill Road where it widens out to 130'. This plat is dedicating the additional right-of-way to provide the required north 60', but because Wilderness Ridge south of Yankee Hill Road was platted prior to this requirement, only 50' of right-of-way was dedicated on the south side. Because the typical 120'-130' section will never be built in this area, the cross-section detail on the plat must be revised to reflect the correct right-of-way width.
7. Additional easements are required on the plat per LES comments.
8. As shown, Outlot B includes both the open space for the flood corridor easement and the open space surrounding the CUP and will be the responsibility of the owners of lots in the CUP. The responsibility for maintenance of the flood corridor should be shared by the developer or homeowners association, and the open space within the limits of the CUP immediately surrounding Lots 13-22, Block 2 should be the responsibility of those property owners in the CUP. As a result, an additional outlot, Outlot F, must be created for the open space within the CUP.

### **Special Permit**

1. The density calculations must be corrected to include a 20% reduction as the land area involved is less than five acres.
2. The proposed CUP allows 10 single-family attached residential units, and complies with the requirements of the Zoning Ordinance, the Comprehensive Plan and the City of Lincoln Design Standards.

### **PRELIMINARY PLAT CONDITIONS:**

#### **Site Specific:**

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
  - 1.1 Revise the preliminary plat to show:
    - 1.1.1 A corrected legal description for the CUP.
    - 1.1.2 Match the boundaries for the limits of the plat and CUP to the legend for Sheets 1 and 2.

- 1.1.3 A corrected typical cross-section for public way corridors on Sheet 1.
- 1.1.4 Match the limits for the CUP on Sheets 1 and 2.
- 1.1.5 Expansion of Outlot D north of Grainger Parkway adjacent to Lots 2-6, Block 17.
- 1.1.6 Brennan Court, Jake Drive, Tropp Drive and Alena Court renamed.
- 1.1.7 Provide utility easements as requested by L.E.S.
- 1.1.8 Provide the required number of hydrants and the required spacing as noted by the Fire Department.
- 1.1.9 Relocate the 10' trail along Yankee Hill Road into the adjacent 16' wide pedestrian/trail.
- 1.1.10 Provide an average spacing of 70 feet for the street trees along Yankee Hill Road.
- 1.1.11 A storm sewer and drainage plan approved by Public Works.
- 1.1.12 Delete Note #29 from the plat. It is stated more clearly and completely in Note #31.
- 1.1.13 Revise Note #30 as follows: "Lots in the CUP may be created without frontage on a public street if they have access to a private roadway.
- 1.1.14 Provide correct density calculations for the CUP.
- 1.1.15 Creation of Outlot F that includes the open space within the limits of the CUP.
- 1.1.16 Remove that portion of the lot line that separates the strip of Outlot E between Lot 1, Block 15 and Grainger Parkway from the remainder of Outlot E.
- 1.2 Sewer connection fees to be determined by the City Attorney.
- 2. The City Council approves associated requests:

- 2.1 Change of Zone #3330.
- 2.3 Special Permit #1946.
- 2.4 A waiver to curb and gutter provided the owner agrees to contribute 25% of the cost of improvements to those portions of South 27<sup>th</sup> Street and Yankee Hill Road adjacent to this development.

General:

- 3. Final Plats will be scheduled on the Planning Commission agenda after:
  - 3.1 The sidewalks, streets, drainage facilities, street lighting, landscape screens, street trees, water mains, sanitary sewer, temporary turnarounds and barricades, and street name signs have been completed or the subdivider has submitted a bond or an escrow of security agreement to guarantee their completion.
  - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
    - 3.2.1 To submit to the Director of Public Works an erosion control plan.
    - 3.2.2 To protect the remaining trees on the site during construction and development.
    - 3.2.3 To continuously and regularly maintain street trees along the private roadways and landscape screens.
    - 3.2.4 To complete the private improvements shown on the preliminary plat and use permit.
    - 3.2.5 To maintain the outlots and private improvements and plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

3.2.6 To submit to the lot buyers a copy of the soil analysis.

3.2.8 To pay all improvement costs.

3.2.9 To comply with the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

### **SPECIAL PERMIT CONDITIONS**

#### Site Specific

1. All revisions as required for approval of the preliminary plat.
2. This approval permits a Community Unit Plan consisting of ten single-family attached residential units.

#### General

3. Before receiving building permits:
  - 3.1 The construction plans shall comply with the approved plans.
  - 3.2 Final Plats shall be approved by the City.

#### Standard Conditions:

4. The following conditions are applicable to all requests:
  - 5.1 Before occupying the buildings all development and construction shall have been completed in compliance with the approved plans.
  - 5.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established property owners association approved by the City Attorney.
  - 5.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
  - 5.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.



- 5.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the use permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by:

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Brian Will, AICP  
Planner

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**LEGAL DESCRIPTION  
PRELIMINARY PLAT  
CHANGE OF ZONE**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOT 80 I.T., ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 80 I.T., SAID POINT BEING 50.00 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, AND ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 02 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 80 I.T., AND ALSO ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH 27<sup>TH</sup> STREET, SAID LINE BEING 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,276.82 FEET TO A POINT, THENCE SOUTH 89 DEGREES 57 MINUTES 51 SECONDS WEST, A DISTANCE OF 207.04 FEET TO A POINT; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 400.0 FEET, ARC LENGTH OF 158.56 FEET, DELTA ANGLE OF 22 DEGREES 42 MINUTES 42 SECONDS, A CHORD BEARING OF NORTH 78 DEGREES 40 MINUTES 48 SECONDS WEST, AND A CHORD LENGTH OF 157.52 FEET TO A POINT; THENCE NORTH 67 DEGREES 19 MINUTES 27 SECONDS WEST, A DISTANCE OF 84.84 FEET TO A POINT; THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 400.00 FEET, ARC LENGTH OF 147.15 FEET, DELTA ANGLE OF 21 DEGREES 04 MINUTES 39 SECONDS, A CHORD BEARING OF NORTH 77 DEGREES 51 MINUTES 47 SECONDS WEST, AND A CHORD LENGTH OF 146.32 FEET TO A POINT; THENCE NORTH 88 DEGREES 24 MINUTES 06 SECONDS WEST, A DISTANCE OF 148.41 FEET TO A POINT, THENCE SOUTH 89 DEGREES 57 MINUTES 52 SECONDS WEST, A DISTANCE OF 185.01 FEET TO A POINT, THENCE SOUTH 00 DEGREES 02 MINUTES 08 SECONDS EAST, A DISTANCE OF 130.00 FEET TO A POINT, THENCE SOUTH 77 DEGREES 26 MINUTES 11 SECONDS WEST, A DISTANCE OF 67.92 FEET TO A POINT, THENCE SOUTH 20 DEGREES 57 MINUTES 33 SECONDS WEST, A DISTANCE OF 86.51 FEET TO A POINT, THENCE SOUTH 28 DEGREES 01 MINUTES 29 SECONDS WEST, A DISTANCE OF 718.36 FEET TO A POINT, THENCE SOUTH 49 DEGREES 44 MINUTES 40 SECONDS WEST, A DISTANCE OF 41.65 FEET TO A POINT; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 630.00 FEET, ARC LENGTH OF 446.81 FEET, DELTA ANGLE OF 40 DEGREES 38 MINUTES 08 SECONDS, A CHORD BEARING OF SOUTH 19 DEGREES 57 MINUTES 49 SECONDS EAST, AND A CHORD LENGTH OF 437.50 FEET TO A POINT OF TANGENCY, THENCE SOUTH 00 DEGREES 21 MINUTES 15 SECONDS WEST, A DISTANCE OF 131.92 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 80 I.T., SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD; THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 80 I.T., AND ALSO ALONG SAID

NORTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD, SAID LINE BEING 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,346.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 80 I.T., THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 80 I.T., SAID LINE ALSO BEING THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2,614.11 FEET TO THE NORTHWEST CORNER OF SAID LOT 80 I.T., SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 40 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 80 I.T., SAID LINE ALSO BEING THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2,583.11 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 5,097,941.63 SQUARE FEET OR 117.03 ACRES, MORE OR LESS.

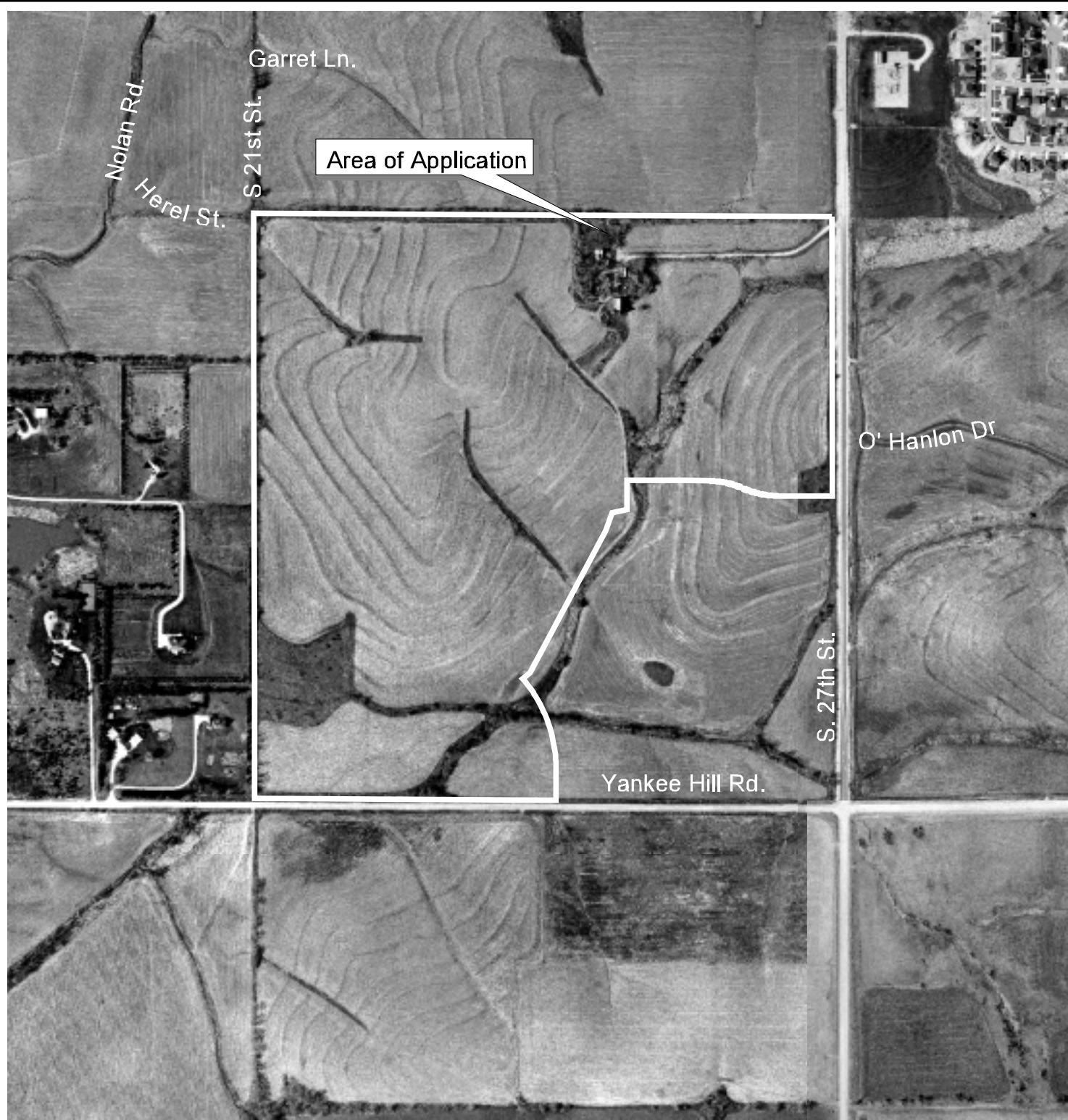
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## **LEGAL DESCRIPTION CUP**

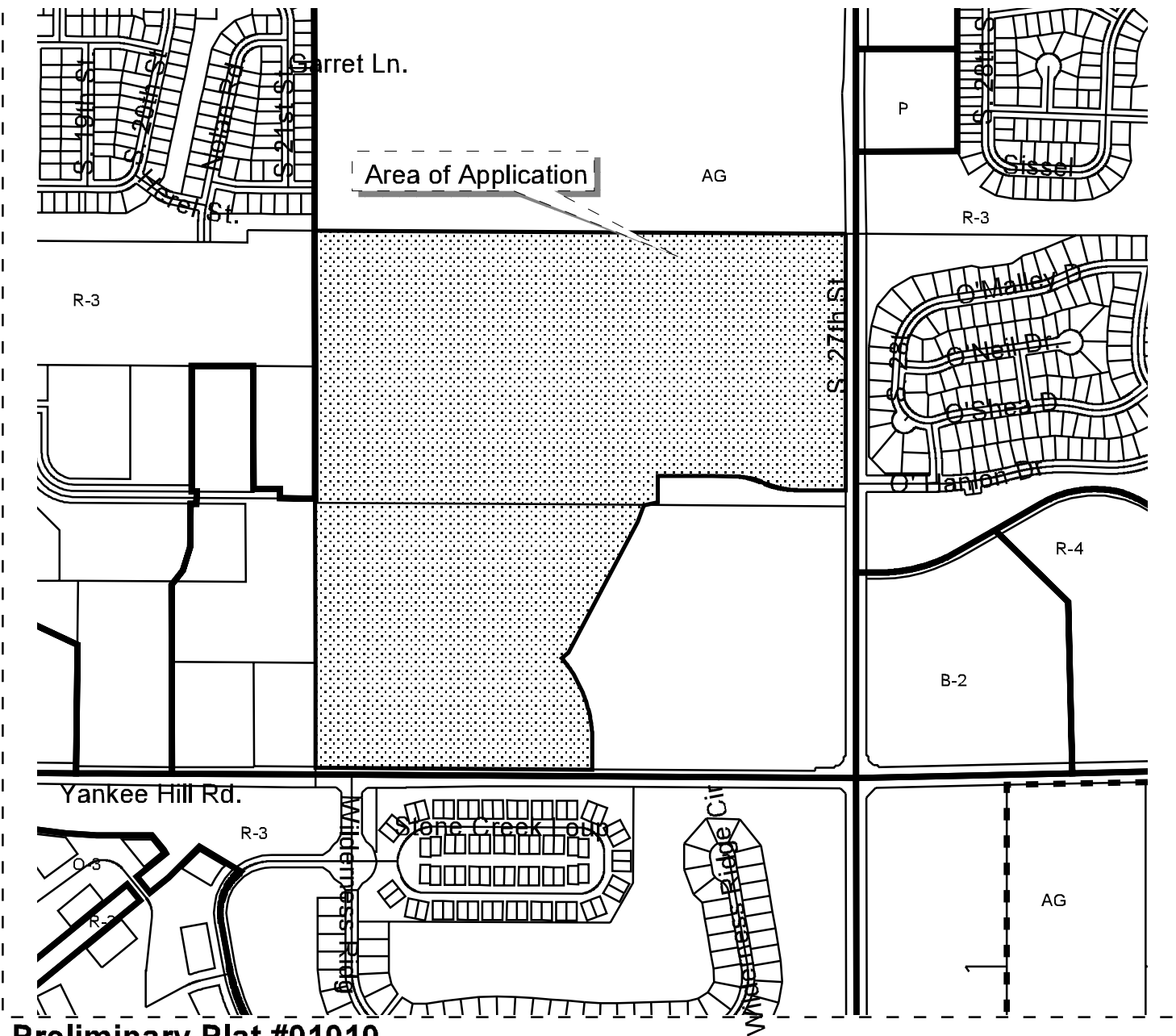
A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF 80 I.T., LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6 P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 80 I.T. SAID POINT BEING 33.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 38 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 80 I.T., AND ALSO ALONG THE NORTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD, SAID LINE BEING 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 864.71 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 21 MINUTES 15 SECONDS EAST, A DISTANCE OF 67.81 FEET TO A POINT, THENCE NORTH 31 DEGREES 56 MINUTES 59 SECONDS EAST, A DISTANCE OF 23.22 FEET TO A POINT, THENCE NORTH 04 DEGREES 05 MINUTES 20 SECONDS EAST, A DISTANCE OF 37.08 FEET TO A POINT, THENCE NORTH 18 DEGREES 26 MINUTES 58 SECONDS EAST, A DISTANCE OF 24.06 FEET TO A POINT, THENCE NORTH 34 DEGREES 24 MINUTES 10 SECONDS EAST, A DISTANCE OF 42.83 FEET TO A POINT, THENCE NORTH 42 DEGREES 54 MINUTES 11 SECONDS EAST, A DISTANCE OF 32.66 FEET TO A POINT, THENCE NORTH 61 DEGREES 56 MINUTES 51 SECONDS EAST, A DISTANCE OF 24.42 FEET TO A POINT, THENCE NORTH 79 DEGREES 07 MINUTES 24 SECONDS EAST, A DISTANCE OF 58.94 FEET TO A POINT, THENCE NORTH 65 DEGREES 34 MINUTES 27 SECONDS EAST, A DISTANCE OF 51.81 FEET TO A POINT, THENCE NORTH 19 MINUTES 59 DEGREES 55 SECONDS EAST, A DISTANCE OF 36.47 FEET TO A POINT, THENCE NORTH 42 DEGREES 54 MINUTES 11 SECONDS EAST, A DISTANCE OF 34.16 FEET TO A POINT, THENCE NORTH 43 DEGREES 37 MINUTES 37 SECONDS EAST, A DISTANCE OF 55.42 FEET TO A POINT, THENCE NORTH 69 DEGREES 41 MINUTES 33 SECONDS EAST, A DISTANCE OF 99.76 FEET TO A POINT, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING RADIUS OF 570.00 FEET, ARC LENGTH OF 264.33 FEET, DELTA ANGLE OF 26 DEGREES 34 MINUTES 12 SECONDS, CHORD BEARING OF SOUTH 12 DEGREES 55 MINUTES 52 SECONDS EAST, AND A CHORD LENGTH OF 261.97 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 21 MINUTES 15 SECONDS WEST, A DISTANCE OF 131.92 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 80 I.T., THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 80 I.T., SAID LINE BEING THE NORTH RIGHT-OF-WAY OF YANKEE HILL ROAD, SAID LINE BEING 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 421.33 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 114,909.21 SQUARE FEET OR 2.64 ACRES, MORE OR LESS.



**Preliminary Plat #01010**  
**Stone Ridge Estates**  
**Change of Zone #3330 from AG to R-3**  
**Special Permit #1946**  
**S. 27th & Yankee Hill Rd.**



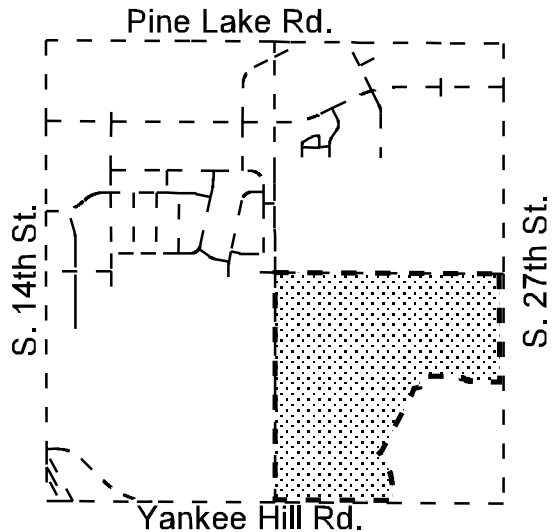
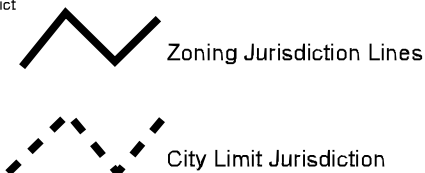


**Preliminary Plat #01010**  
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**Special Permit #1946**  
**S. 27th & Yankee Hill Rd.**

**Zoning:**

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
 Sec. 24 T9N R6E

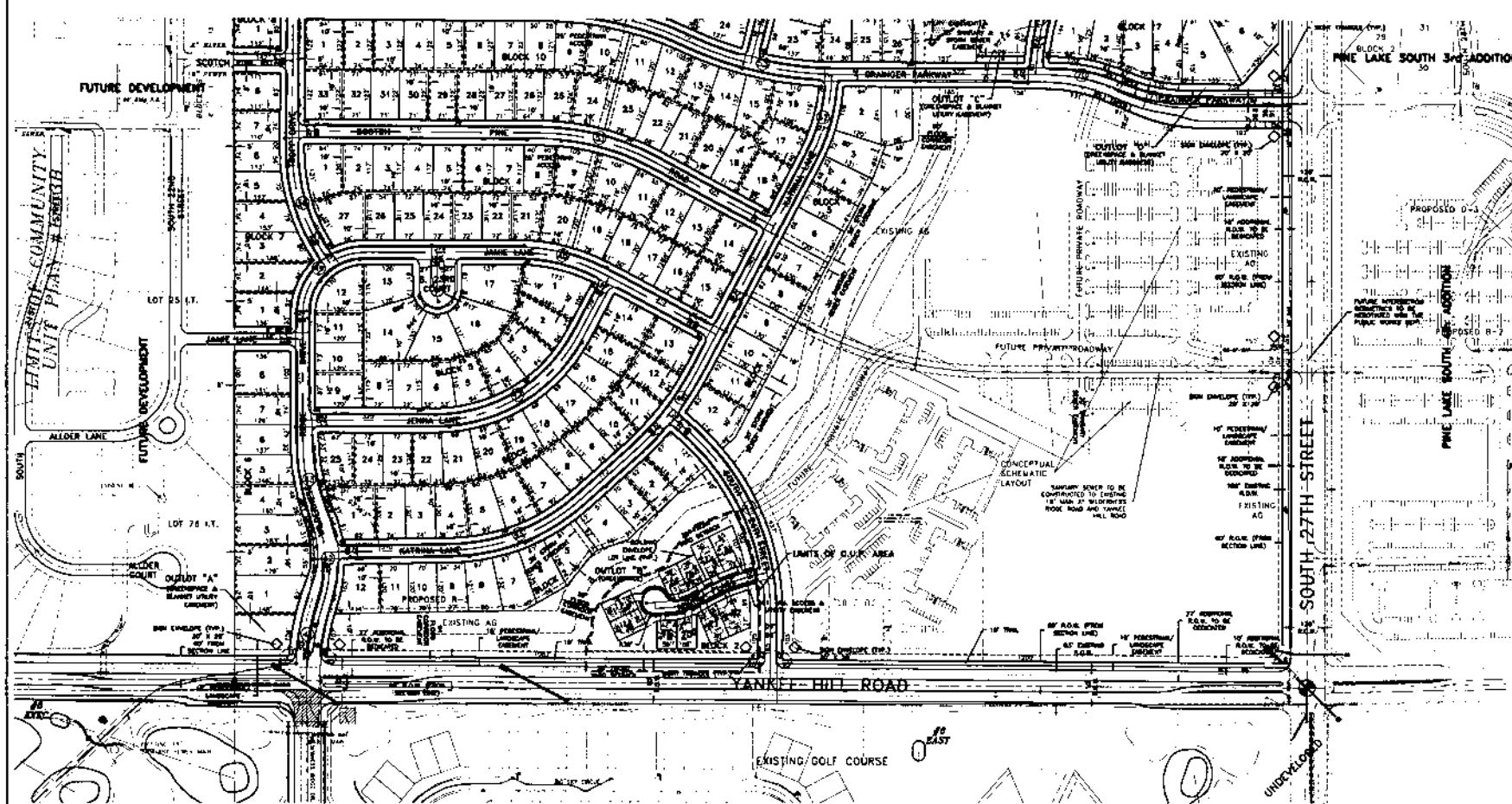


Nov. 2001

**SHEET**  
**1 OF 12**

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
1	1000.00	1.00	1.00	1.00	1.00
2	1000.00	1.00	1.00	1.00	1.00
3	1000.00	1.00	1.00	1.00	1.00
4	1000.00	1.00	1.00	1.00	1.00
5	1000.00	1.00	1.00	1.00	1.00
6	1000.00	1.00	1.00	1.00	1.00
7	1000.00	1.00	1.00	1.00	1.00
8	1000.00	1.00	1.00	1.00	1.00
9	1000.00	1.00	1.00	1.00	1.00
10	1000.00	1.00	1.00	1.00	1.00
11	1000.00	1.00	1.00	1.00	1.00
12	1000.00	1.00	1.00	1.00	1.00
13	1000.00	1.00	1.00	1.00	1.00
14	1000.00	1.00	1.00	1.00	1.00
15	1000.00	1.00	1.00	1.00	1.00
16	1000.00	1.00	1.00	1.00	1.00
17	1000.00	1.00	1.00	1.00	1.00
18	1000.00	1.00	1.00	1.00	1.00
19	1000.00	1.00	1.00	1.00	1.00
20	1000.00	1.00	1.00	1.00	1.00
21	1000.00	1.00	1.00	1.00	1.00
22	1000.00	1.00	1.00	1.00	1.00
23	1000.00	1.00	1.00	1.00	1.00
24	1000.00	1.00	1.00	1.00	1.00
25	1000.00	1.00	1.00	1.00	1.00
26	1000.00	1.00	1.00	1.00	1.00
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28	1000.00	1.00	1.00	1.00	1.00
29	1000.00	1.00	1.00	1.00	1.00
30	1000.00	1.00	1.00	1.00	1.00
31	1000.00	1.00	1.00	1.00	1.00
32	1000.00	1.00	1.00	1.00	1.00
33	1000.00	1.00	1.00	1.00	1.00
34	1000.00	1.00	1.00	1.00	1.00
35	1000.00	1.00	1.00	1.00	1.00
36	1000.00	1.00	1.00	1.00	1.00
37	1000.00	1.00	1.00	1.00	1.00
38	1000.00	1.00	1.00	1.00	1.00
39	1000.00	1.00	1.00	1.00	1.00
40	1000.00	1.00	1.00	1.00	1.00
41	1000.00	1.00	1.00	1.00	1.00
42	1000.00	1.00	1.00	1.00	1.00
43	1000.00	1.00	1.00	1.00	1.00
44	1000.00	1.00	1.00	1.00	1.00
45	1000.00	1.00	1.00	1.00	1.00
46	1000.00	1.00	1.00	1.00	1.00
47	1000.00	1.00	1.00	1.00	1.00
48	1000.00	1.00	1.00	1.00	1.00
49	1000.00	1.00	1.00	1.00	1.00
50	1000.00	1.00	1.00	1.00	1.00
51	1000.00	1.00	1.00	1.00	1.00
52	1000.00	1.00	1.00	1.00	1.00
53	1000.00	1.00	1.00	1.00	1.00
54	1000.00	1.00	1.00	1.00	1.00
55	1000.00	1.00	1.00	1.00	1.00
56	1000.00	1.00	1.00	1.00	1.00
57	1000.00	1.00	1.00	1.00	1.00
58	1000.00	1.00	1.00	1.00	1.00
59	1000.00	1.00	1.00	1.00	1.00
60	1000.00	1.00	1.00	1.00	1.00
61	1000.00	1.00	1.00	1.00	1.00
62	1000.00	1.00	1.00	1.00	1.00
63	1000.00	1.00	1.00	1.00	1.00
64	1000.00	1.00	1.00	1.00	1.00
65	1000.00	1.00	1.00	1.00	1.00
66	1000.00	1.00	1.00	1.00	1.00
67	1000.00	1.00	1.00	1.00	1.00
68	1000.00	1.00	1.00	1.00	1.00
69	1000.00	1.00	1.00	1.00	1.00
70	1000.00	1.00	1.00	1.00	1.00
71	1000.00	1.00	1.00	1.00	1.00
72	1000.00	1.00	1.00	1.00	1.00
73	1000.00	1.00	1.00	1.00	1.00
74	1000.00	1.00	1.00	1.00	1.00
75	1000.00	1.00	1.00	1.00	1.00
76	1000.00	1.00	1.00	1.00	1.00
77	1000.00	1.00	1.00	1.00	1.00
78	1000.00	1.00	1.00	1.00	1.00
79	1000.00	1.00	1.00	1.00	1.00
80	1000.00	1.00	1.00	1.00	1.00
81	1000.00	1.00	1.00	1.00	1.00
82	1000.00	1.00	1.00	1.00	1.00
83	1000.00	1.00	1.00	1.00	1.00
84	1000.00	1.00	1.00	1.00	1.00
85	1000.00	1.00	1.00	1.00	1.00
86	1000.00	1.00	1.00	1.00	1.00
87	1000.00	1.00	1.00	1.00	1.00
88	1000.00	1.00	1.00	1.00	1.00
89	1000.00	1.00	1.00	1.00	1.00
90	1000.00	1.00	1.00	1.00	1.00
91	1000.00	1.00	1.00	1.00	1.00
92	1000.00	1.00	1.00	1.00	1.00
93	1000.00	1.00	1.00	1.00	1.00
94	1000.00	1.00	1.00	1.00	1.00
95	1000.00	1.00	1.00	1.00	1.00
96	1000.00	1.00	1.00	1.00	1.00
97	1000.00	1.00	1.00	1.00	1.00
98	1000.00	1.00	1.00	1.00	1.00
99	1000.00	1.00	1.00	1.00	1.00
100	1000.00	1.00	1.00	1.00	1.00

- LEGEND**
- EXISTING WATER LINE
  - PROPOSED WATER LINE
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - SANITARY SEWER MANHOLE
  - WATER MANHOLE
  - EXISTING STORM SEWER
  - PROPOSED STORM SEWER
  - PROPOSED BUILDING ENVELOPE
  - LIMITS OF C.U.P.
  - LIMITS OF PRELIMINARY PLAN
  - APPROXIMATE SETBACK LOCATION



CONSULTING ENGINEER  
1111 Omaha Road  
S.E. 10th Avenue  
Lincoln, NE 68502  
402-479-0211

STONE RIDGE  
ESTATES  
PRELIMINARY  
PLAT/C.U.P.

SITE  
PLAN

LINCOLN  
NEBRASKA  
2001

Prepared by: [Name]  
Checked by: [Name]  
Reviewed by: [Name]  
Date: 10/24/01  
Scale: 1" = 40' (PLAN)  
1" = 10' (SECTION)



